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PUBLIC REVIEW DRAFT

# Department of Water and Power Specific Plan Amendment ENVIRONMENTAL IMPACT REPORT



PREPARED FOR:

**City of Seal Beach**  
211 Eighth Street  
Seal Beach, CA 90740

PREPARED BY:

**RBF Consulting**



|                                     |                    |
|-------------------------------------|--------------------|
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## PUBLIC REVIEW DRAFT ENVIRONMENTAL IMPACT REPORT

# Department of Water and Power Specific Plan Amendment

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SCH NO. 2011061018

Lead Agency:



**CITY OF SEAL BEACH**  
211 8<sup>th</sup> Street  
Seal Beach, California 90740

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|         |  |
|---------|--|
| AAQS    | Ambient Air Quality Standard               |
| AB      | Assembly Bill                              |
| ac      | acre                                       |
| ACHP    | Advisory Council on Historic Preservation  |
| ACM     | Asbestos Containing Material               |
| ADT     | average daily traffic                      |
| AELUP   | Airport Environs Land Use Plan             |
| af      | acre feet                                  |
| AF/yr   | acre feet per year                         |
| AHERA   | Asbestos Hazard Emergency Response Act     |
| AICUZ   | Air Installation Compatibility Use Zone    |
| ALUC    | Airport Land Use Commission                |
| APE     | Area of Potential Effect                   |
| APN     | Assessor's Parcel Number                   |
| APST    | Aboveground Petroleum Storage Tank         |
| AQMP    | Air Quality Management Plan                |
| ARMR    | Archaeological Resource Management Reports |
| ASCE    | American Society of Civil Engineers        |
| BAAQMD  | Bay Area Air Quality Management District   |
| BAU     | business as usual                          |
| BCP     | Bay City Partners, LLC                     |
| BEA     | Beach                                      |
| BEP     | Business Emergency Plan                    |
| bgs     | Below ground surface                       |
| BMPs    | Best Management Practices                  |
| BOD     | Biochemical Oxygen Demand                  |
| CAAQS   | California Ambient Air Quality Standards   |
| CA-ARNG | California Army National Guard             |
| CADD    | Computer Aided Design and Drafting         |
| CAFE    | corporate average fleet fuel economy       |
| CalARP  | California Accidental Release Prevention   |

|          |   |
|----------|---|
| CALTRANS | California Department of Transportation                               |
| CARB     | California Air Resources Board  |
| CAS      | Chemical Abstract Service   |
| CBC      | California Building Code  |
| CC&Rs    | Covenants, Conditions, and Restrictions                               |
| CCAA     | California Clean Air Act  |
| CCC      | California Coastal Commission   |
| CCR      | California Code of Regulations  |
| CDFA     | California Department of Food and Agriculture                         |
| CDFG     | California Department of Fish and Game                                |
| CDP      | Coastal Development Permit  |
| CEC      | California Energy Commission  |
| CEQA     | California Environmental Quality Act                                  |
| CERCLA   | Comprehensive Environmental Response, Compensation, and Liability Act |
| CESA     | California Endangered Species Act                                     |
| CFCs     | chlorofluorocarbons   |
| CFR      | Code of Federal Regulations   |
| CH4      | Methane   |
| CHHSL    | California Human Health Screening Level                               |
| CHP      | California Highway Patrol   |
| CHRIS    | California Historical Resources Information System                    |
| CIP      | Capital Improvement Program   |
| CIWMB    | California Integrated Waste Management Board                          |
| CMP      | Congestion Management Program   |
| CMP      | Congestion Management Program   |
| CNDDDB   | California Natural Diversity Database                                 |
| CNEL     | Community Noise Equivalent Level                                      |
| CNPS     | California Native Plant Society                                       |
| CO       | carbon monoxide   |
| CO2eq    | Carbon Dioxide Equivalent   |
| COD      | chemical oxygen demand  |
| COGs     | Council Of Governments  |

|       |  |
|-------|--|
| CPAHs | Carcinogenic Polynuclear Aromatic Hydrocarbons |
| CPT   | Cone Penetration Tests                         |
| CPUC  | California Public Utilities Commission         |
| CRA   | Colorado River Aqueduct                        |
| CRHR  | California Register of Historical Resources    |
| CRNA  | California Natural Resources Agency            |
| CUPAs | Certified Unified Program Agencies             |
| CWA   | Clean Water Act                                |
| D/4   | Development of a 48-Lot                        |
| DAMP  | Drainage Area Management Plan                  |
| dB    | decibel  |
| dBA   | A-weighted decibel scale                       |
| DDT   | dichlorodiphenyltrichloroethane                |
| DO    | dissolved oxygen                               |
| DOF   | Department Of Finance                          |
| DOT   | Department Of Transportation                   |
| DPR   | Department of Parks and Recreation             |
| DTSC  | Department of Toxic Substance Control          |
| DU    | Dwelling Unit                                  |
| DWP   | Department of Water and Power                  |
| DWR   | Department of Water Resources                  |
| EAC   | Early Action Compact                           |
| EHS   | extremely hazardous substances                 |
| EIR   | Environmental Impact Report                    |
| EOP   | Emergency Operations Plan                      |
| EPA   | Environmental Protection Agency                |
| ESA   | Endangered Species Act                         |
| ETU   | Exploratory Test Units                         |
| FAA   | Federal Aviation Administration                |
| FCAA  | Federal Clean Air Act                          |
| FEMA  | Federal Emergency Management Agency            |
| FESA  | Federal Endangered Species Act                 |
| FHWA  | Federal Highway Administration                 |

|                  |  |
|------------------|--|
| FIRM             | Flood Insurance Rate Map                               |
| FS               | Factor of Safety                                       |
| FSC              | Federal Special Concern                                |
| FTA              | Federal Transit Administration                         |
| GEIMS            | Geographic Environmental Information Management System |
| GHG              | Greenhouse Gas   |
| GIS              | Geographic Information System                          |
| gpd              | gallons per day  |
| gpm              | gallons per minute                                     |
| GPS              | Global Positioning System                              |
| GVR              | Growth Vision Report                                   |
| GVW              | Gross Vehicle Weight                                   |
| GWP              | Global Warming Potential                               |
| H <sub>2</sub> O | Water Vapor  |
| HCA              | Health Care Agency                                     |
| HCD              | Housing and Community Development                      |
| HCFCs            | hydrochlorofluorocarbons                               |
| HCM              | Highway Capacity Manual                                |
| HCP              | Habitat Conservation Plan                              |
| HDM              | Highway Design Manual                                  |
| HFCs             | Hydrofluorocarbons                                     |
| HMD              | Hazardous Materials Data                               |
| HMIS             | Hazardous Materials Inventory Statement                |
| HMTA             | Hazardous Materials Transportation Act                 |
| HOA              | Homeowner's Association                                |
| HRI              | Historical Resources Information                       |
| HW               | Hazardous Waste  |
| I-405            | Interstate 405   |
| I-605            | Interstate 605   |
| ICU              | Intersection Capacity Utilization                      |
| IGR              | Intergovernmental Review                               |
| IPCC             | Intergovernmental Panel on Climate Change              |
| IRP              | Integrated Resources Plan                              |

|           |   |
|-----------|---|
| IS        | Initial Study                                 |
| IS/MND    | Initial Study/Mitigated Negative Declaration  |
| IS/NOP    | Initial Study/Notice Of Preparation           |
| ITE       | Institute of Transportation Engineers         |
| JFTB      | Joint Forces Training Base                    |
| kBTU      | kiloBritish Thermal Units                     |
| km        | kilometer(s)                                  |
| KV        | kilovolts                                     |
| kWh       | kilowatt hours                                |
| LAAAF     | Los Alamitos Army Airfield                    |
| LACFCD    | Los Angeles County Flood Control District     |
| LACM      | Natural History Museum of Los Angeles County  |
| LAUSD     | Los Alamitos Unified School District          |
| LBPs      | lead-based paints                             |
| LBT       | Long Beach Transit                            |
| LCP       | Local Coastal Program                         |
| $L_{dn}$  | Day/Night Average                             |
| LEDs      | Light Emitting Diodes                         |
| LEED      | Leadership in Energy and Environmental Design |
| $L_{eq}$  | Equivalent Sound Level                        |
| LLG       | Linscott, Law & Greenspan Engineers           |
| $L_{max}$ | Maximum Sound Level                           |
| $L_{min}$ | Minimum Sound Level                           |
| $L_n$     | Exceedance Level                              |
| LOP       | Local Oversight Program                       |
| LOS       | Level of Service                              |
| LOT       | Largely Obtained Through                      |
| LST       | Localized Significance Threshold              |
| LUFT      | Leaking underground fuel tank                 |
| LUP       | Land Use Policies                             |
| LVW       | Loaded Vehicle Weight                         |
| MBTA      | Migratory Bird Treaty Act                     |
| MEP       | Maximum Extent Practicable                    |

|                 |  |
|-----------------|--|
| mg/kg           | milligrams per kilogram                                  |
| mg/l            | milligrams per liter                                     |
| MGP             | manufactured gas plant                                   |
| MLD             | Most Likely Descendant                                   |
| MMI             | Modified Mercalli Intensity                              |
| MMT             | Million Metric Tons                                      |
| MOEs            | Measures of Effectiveness                                |
| MPAH            | Master Plan of Arterial Highways                         |
| MPG             | miles per gallon   |
| MPH             | miles per hour   |
| MPO             | Metropolitan Planning Organization                       |
| MPR             | Master Plan Report                                       |
| MS4s            | Municipal Separate Storm Sewer Systems                   |
| msl             | mean sea level   |
| MTCO2eq         | metric ton of carbon dioxide equivalent                  |
| MUTCD           | Manual on Uniform Traffic Control Device                 |
| MWD             | Metropolitan Water District                              |
| MWDOC           | Municipal Water District of Orange County                |
| MWh             | megawatt hours   |
| N/A             | not applicable   |
| N/N             | nitrate-nitrogen   |
| N2O             | Nitrous Oxide  |
| NAAQS           | National Ambient Air Quality Standards                   |
| NAHC            | Native American Heritage Commission                      |
| NCCP            | Natural Community Conservation Plan                      |
| NESHAP          | National Emission Standards for Hazardous Air Pollutants |
| NFIP            | National Flood Insurance Program                         |
| NHPA            | National Historic Preservation Act                       |
| NO <sub>2</sub> | nitrogen dioxide   |
| NOI             | Notice of Intent   |
| NOP             | Notice of Preparation                                    |
| NOT             | Notice of Termination                                    |
| NO <sub>x</sub> | nitrogen oxides  |

|                   |  |
|-------------------|--|
| NPDES             | National Pollution Discharge Elimination System    |
| NPS               | Non-Point Source Pollution                         |
| NRHP              | National Register of Historical Places             |
| NTSA              | National Highway Traffic and Safety Administration |
| NWS               | Naval Weapon Station                               |
| O <sub>3</sub>    | ozone  |
| OAL               | Office of Administrative Law                       |
| OCCOG             | Orange County Council of Governments               |
| OCFA              | Orange County Fire Authority                       |
| OCSD              | Orange County Sanitation District                  |
| OCTA              | Orange County Transportation Authority             |
| OE                | Oil Extraction                                     |
| OES               | Office of Emergency Services                       |
| OHWM              | Ordinary High Water Mark                           |
| OPR               | Office of Planning and Research                    |
| OS-PR             | Open Space Parks and Recreation                    |
| P                 | phosphorus   |
| PA                | Participating Agency                               |
| PAH               | Polynuclear Aromatic Hydrocarbons                  |
| Pb                | lead   |
| PCBs              | Polychlorinated biphenyls                          |
| PCE               | passenger car equivalents                          |
| PCH               | Pacific Coast Highway                              |
| PFCs              | Perfluorocarbons                                   |
| PM                | Particulate Matter                                 |
| PM <sub>10</sub>  | particulate matter smaller than 10 microns         |
| PM <sub>2.5</sub> | particulate matter smaller than 2.5 microns        |
| PPB               | parts per billion                                  |
| PPM               | parts per million                                  |
| PPT               | parts per trillion                                 |
| PPV               | Peak Particle Velocity                             |
| PRC               | Public Resources Code                              |
| PRG               | Preliminary Remediation Goal                       |

|        |  |
|--------|--|
| PST    | Pacific Standard Time                          |
| PWQMP  | Preliminary Water Quality Management Plan      |
| PWS    | public water supplier                          |
| RBF    | RBF Consulting                                 |
| RCP    | Regional Comprehensive Plan                    |
| RCPG   | Regional Comprehensive Plan and Guide          |
| RCRA   | Resources Conservation and Recovery Act        |
| RESA   | River's End Staging Area                       |
| RH     | relative humidity                              |
| RHD    | Residential High Density                       |
| RHD-20 | Residential High Density-20                    |
| RHD-33 | Residential High Density-33                    |
| RHNA   | Regional Housing Needs Assessment              |
| RLD-9  | Residential Low Density 9                      |
| RMS    | root mean square                               |
| ROW    | Right-of-Way                                   |
| RPs    | Responsible Parties                            |
| RTP    | Regional Transportation Plan                   |
| RUWMP  | Regional Urban Water Management Plan           |
| RWQCB  | Regional Water Quality Control Board           |
| SARA   | Superfund Amendment and Reauthorization Act    |
| SB     | Senate Bill                                    |
| SBGP   | Seal Beach General Plan                        |
| SBOF   | Seal Beach Oil Field                           |
| SBPD   | Seal Beach Police Department                   |
| SBPS   | Seal Beach Pump Station                        |
| SC     | Service Commercial                             |
| SCAG   | Southern California Association of Governments |
| SCAQMD | South Coast Air Quality Management District    |
| SCCIC  | South Central Coastal Information Center       |
| SCE    | Southern California Edison                     |
| SCGC   | Southern California Gas Company                |
| SF6    | Sulfur hexafluoride                            |

|                 |   |
|-----------------|---|
| SHPO            | State Historic Preservation Officer                   |
| SIP             | State Implementation Plan                             |
| SO <sub>2</sub> | Sulfur dioxide  |
| SO <sub>x</sub> | sulfur oxides   |
| SP              | service population                                    |
| SPA             | Specific Plan Area                                    |
| SPR             | Specific Plan Regulation                              |
| SPRR            | Southern Pacific Railroad                             |
| SPT             | Standard Penetration Test                             |
| SR-1            | State Route 1 (Pacific Coast Highway)                 |
| SR-22           | State Route 22  |
| SRA             | Source Receptor Area                                  |
| SRRE            | Source Reduction and Recycling Element                |
| STC             | Sound Transmission Coefficient                        |
| SVOCs           | Semi Volatile Organic Compounds                       |
| SVOCs           | semi volatile organic compounds                       |
| SWMP            | Storm Water Management Program                        |
| SWMP            | Solid Waste Management Plan                           |
| SWP             | State Water Project                                   |
| SWPPP           | Storm Water Pollution Prevention Plan                 |
| SWRCB           | State Water Resources Control Board                   |
| TDS             | Total Dissolved Solid                                 |
| TKN             | total Kjeldahl nitrogen                               |
| TMDL            | Total Maximum Daily Load                              |
| TOC             | Total Organic Carbon                                  |
| TPH             | Total petroleum hydrocarbon                           |
| TTM             | Tentative Tract Map                                   |
| UBC             | Uniform Building Code                                 |
| UNFCCC          | United Nations Framework Convention on Climate Change |
| USACE           | U.S. Army Corps of Engineers                          |
| USDA            | United State Department of Agriculture                |
| USFWS           | United State Fish and Wildlife Service                |
| USGS            | U.S. Geological Survey                                |

|                            |                                |
|----------------------------|--------------------------------|
| UST                        | Underground Storage Tank       |
| V/C                        | Volume to Capacity             |
| VMT                        | Vehicle Miles Traveled         |
| VOCs                       | Volatile Organic Compounds     |
| vph                        | vehicles per hour              |
| WOCWB                      | West Orange County Water Board |
| WQMP                       | Water Quality Management Plan  |
| $\mu\text{g}/\text{m}^3$   | micrograms per cubic meter     |
| $\mu\text{ohms}/\text{cm}$ | microohms per centimeter       |